



COUNTY OF PLACER
WEST PLACER MUNICIPAL ADVISORY COUNCIL
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010

REGULAR MEETING Minutes

Wednesday, March 14, 2018 7:00 PM

Creekview Ranch School, (Library building) 8779 Cook Riolo Road, Roseville

1. **Call to Order & Pledge of Allegiance:** The meeting was called to order at 7:23 pm and Chair Hottel led the Pledge of Allegiance.
2. **Welcome, Roll Call of MAC Members & Introductions as necessary:** Chair John Hottel, Vice-Chair Walt Wylie, and Carolyn Riolo were present. Members Alicia Butler and Darryl Osborne were absent.
3. **Approval of January 10, 2018 Minutes and March 14, 2018 Agenda:** Walt Wylie moved to approve the January 10, 2018 minutes as presented and the March 14, 2018 agenda. Carolyn Riolo seconded. Motion carried 3-0.
4. **Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman). Diane Howe reported that the contract for the pathway from Creekview Ranch School to Baseline Road on Cook Riolo was approved by the Board of Supervisors on March 6 and it is anticipated that work will begin early April. She also reported that the tree removal necessary for the Walerga Bridge replace will begin soon depending on weather with construction to begin in 2019.
5. **Reports:**
 - A. **Local Government:** Placer County Supervisor Jack Duran: Admin. Assist. Cristina Rivera informed the MAC of a School Safety Forum held by Supervisor Duran on March 8 with about 200 attendees.
 - B. **Public Safety:** CAL FIRE, CHP, Placer County Sheriff's Office: Cal-Fire Chief Lopez informed the MAC of the retirement of Capt. Steve Taylor. He also informed them of the Volunteer Pancake Breakfast to be held on March 14 from 7-12. He also let them know that the arson suspect from the Sabre City will be going to court and he will testify.
CHP representative reported the year-to-date collision totals of 298 with 45 DUI's. He also let the community know that April is Distracted Driver Awareness month. Sheriff Department Deputy Rose reported continued mail theft in the area as well as illegal dumping.
6. **Informational Items:**
 - A. **Placer Vineyards Specific Plan Phase 1 Development. Small Lot Vesting Tentative Subdivision Map for Property 15 (PLN17-00380)** Property 15 is located in the south central portion of the PVSP area on APN 0023-010-004, 023-010-029, and 023-200-008. The proposed small lot tentative subdivision map will



The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/macs. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.

divide the 202 acre site into a residential community including one Neighborhood Park (3.5 acres), 24 acres of Open Space and one religious site (0.1 acres). The residential units will include 70 low density Residential lots, 661 Medium Density Residential Lots and two High Density Residential lots (159 units on 12 acres), as well as a 3.4 Commercial Mixed Use lot with 38 dwelling units. This proposed number of residential units includes a requested Density Bonus to construct 22 additional Medium Density and nine additional High Density units over the original PVSP base residential unit allocation of 897 units. This will increase the allocation by just 31 units (3.48%) to 928 total units. Infrastructure such as road, utility, grading and drainage improvements will also be developed.

Presenters: Mike Smith, MacKay & Soms Civil Engineers, Inc.; Staff, Nick Trifiro, Planning Services Division Mike Smith presented the Property 15 change in density based on the State approved Density Bonus application with affordable housing units in the project. This change is an approximate 3.48% overall with 31 units.

- B. Dry Creek Greenway West Class I Trail - Planning and Feasibility Study** The Dry Creek Greenway West Class I Trail Planning and Feasibility Study is a joint effort with the City of Roseville, Placer County Transportation Planning Agency, Placer County and the Rails to Trails Conservancy to evaluate the possibility of a 3 mile paved, multi-use trail between Cook Riolo Road and Riverside Avenue. The potential trail would ultimately connect with the proposed [Dry Creek Greenway East](#) (Riverside Avenue to Old Auburn Road), as well as trails west of Cook Riolo road in unincorporated Placer County.

Presenters: Lisa Carnahan, Placer County Parks; Jeannie Gandler, City of Roseville Alternative Transportation Division. Jeannie Gandler from the City of Roseville presented a power point detailing the Dry Creek Greenway project which may when completed make a 70 miles trail loop for walking, biking, etc. There will be a informational meeting for the community on April 9 6-8 at Cirby School as well as the opportunity for an on-line survey to gather questions/opinions. Diane Howe expressed some community/school concern over the safety and crime potential with a pathway given the issues on the American River Parkway such as homeless camps, fires, and crimes.

7. Action Item

- A. Placer Vineyards Specific Plan Phase I Development, Small Lot Vesting Tentative Subdivision Map for Property 12B (PLN15-00190)** County staff will request the MAC take action to provide a recommendation on the Small Lot Vesting Tentative Subdivision Map to the Planning Commission for Property 12B of the Placer Vineyards Specific Plan (PVSP). Property 12B is located in the south central portion of the PVSP area on APN 093-200-068. The proposed small lot tentative subdivision map will divide the 102.4 acre site into a residential community including 1 neighborhood park (4 Acres), 1 school (12 acres), and 8 acres of open space. The residential units will include 365 medium density residential lots and a 3 acre

Commercial Mixed Use lot with 38 dwelling units. This proposed number of residential units includes a requested Residential Density Bonus to construct 23 additional Medium Density Residential units over the original PVSP base residential unit allocation of 365 units. This will increase the allocation by 23 units (6.05%) to 403 total units. Infrastructure such as road, utility, grading and drainage improvements will also be developed.

Presenter: Staff, Kally Keding-Cecil, Planning Services Division

Kally presented the project Property 12B with the Density Bonus as referenced in Property 15. There was much discussion and disappointment in the change of density without a return to the MAC as an informational prior to being an action item. Carolyn Riolo made a motion to deny approval of the project and have it brought back to the MAC as informational. Walt seconded. Motion was 2-1 so failed. Diane stated that they cannot motion a requirement to Planning but only on the action item requested action on. Carolyn moved to deny the project as presented. Walt seconded. Motion 2-1 was deny. The MAC requested that items be presented as informational in the future.

8. Adjournment at 8:47 to next regular meeting on May 9, 2018